

A well presented MODERN
DETACHED HOUSE with
DOUBLE GARAGE and Ground
Floor Double Bedroom, situated
in a superb location close to The
Knavesmire.

- Modern Detached House
- Open Plan Living Dining Room
- Ground Floor Double Bedroom
- Fitted Kitchen with Appliances
- Double Garage with Utility Area and WC
- Three First Floor Bedrooms
- Corner Plot
- Excellent Location Close to York Racecourse
- Scope to Convert the Garage to Create Further Accommodation

Guide Price £475,000

**Tenure: Freehold** 

**Council Tax Band: D** 











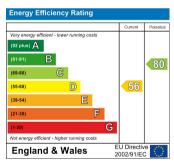


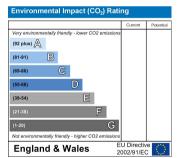






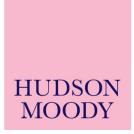












## **IMPORTANT NOTICE**

- 1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Please do so particularly if contemplating travelling some distance to view the property.
- 2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
- 3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
- 4. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
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